



Entered on Docket
January 27, 2010

Hon. Linda B. Riegle
United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:

THE RHODES COMPANIES, LLC, aka
"Rhodes Homes," et al.,¹

Debtors.

Case No.: BK-S-09-14814-LBR
(Jointly Administered)

Chapter 11

Affects:

- ☐ All Debtors
☒ Affects the following Debtor(s):

The Rhodes Companies, LLC 09-14814;
Rhodes Design and Development
Corporation 09-14846; and Rhodes Ranch
Golf and Country Club 09-14854

Hearing Date: January 14, 2010
Hearing Time: 9:00 a.m.
Courtroom 1

**ORDER GRANTING DEBTORS' OMNIBUS OBJECTION TO
LAS VEGAS VALLEY WATER DISTRICT'S CLAIMS PURSUANT TO
SECTION 502(b) OF THE BANKRUPTCY CODE AND BANKRUPTCY
RULES 3003 AND 3007 [DOCKET NO. 836]**

¹ The Debtors in these cases, along with their case numbers are: Heritage Land Company, LLC (Case No. 09-14778); The Rhodes Companies, LLC (Case No. 09-14814); Tribes Holdings, LLC (Case No. 09-14817); Apache Framing, LLC (Case No. 09-14818); Geronimo Plumbing LLC (Case No. 09-14820); Gung-Ho Concrete LLC (Case No. 09-14822); Bravo, Inc. (Case No. 09-14825); Elkhorn Partners, A Nevada Limited Partnership (Case No. 09-14828); Six Feathers Holdings, LLC (Case No. 09-14833); Elkhorn Investments, Inc. (Case No. 09-14837); Jarupa, LLC (Case No. 09-14839); Rhodes Realty, Inc. (Case No. 09-14841); C & J Holdings, Inc. (Case No. 09-14843); Rhodes Ranch General Partnership (Case No. 09-14844); Rhodes Design and Development Corporation (Case No. 09-14846); Parcel 20, I.I.C. (Case No. 09-14848); Tuscany Acquisitions IV, I.I.C. (Case No. 09-14849); Tuscany Acquisitions III, LLC (Case No. 09-14850); Tuscany Acquisitions II, LLC (Case No. 09-14852); Tuscany Acquisitions, LLC (Case No. 09-14853); Rhodes Ranch Golf and Country Club, LLC (Case No. 09-14854); Overflow, LP (Case No. 09-14856); Wallboard, LP (Case No. 09-14858); Jackknife, LP (Case No. 09-14860); Batcave, LP (Case No. 09-14861); Chalkline, LP (Case No. 09-14862); Glynda, LP (Case No. 09-14865); Tick, LP (Case No. 09-14866); Rhodes Arizona Properties, LLC (Case No. 09-14868); Rhodes Homes Arizona, L.L.C. (Case No. 09-14882); Tuscany Golf Country Club, LLC (Case No. 09-14884); and Pinnacle Grading, LLC (Case No. 09-14887).

1 Upon consideration of the *Debtors' Omnibus Objection to Las Vegas Valley Water*
 2 *District's Claims Pursuant to Section 502(b) of the Bankruptcy Code and Bankruptcy Rules 3003*
 3 *and 3007* [Docket No. 836] (the "Omnibus Objection"),² filed by above-captioned debtors and
 4 debtors in possession (collectively, the "Debtors"), requesting that the Court enter an order
 5 disallowing and or reclassifying the Las Vegas Valley Water District's Claims ("LVVWD
 6 Claims") as set forth in the Column marked "Proposed Treatment/Disposition" in **Exhibit A**
 7 attached hereto; and the Court having jurisdiction to consider the Omnibus Objection and the
 8 relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334; and the relief requested therein
 9 being a core proceeding pursuant to 28 U.S.C. § 157(b); and venue being proper before this
 10 Court pursuant to 28 U.S.C. §§ 1408 and 1409; and the Court having reviewed the Omnibus
 11 Objection; the Court hereby finds and determines that, pursuant to Rule 3007 of the Federal
 12 Rules of Bankruptcy Procedure, due and proper notice has been provided to the holders of the
 13 LVVWD Claims and all other parties entitled to notice; and no other or further notice is
 14 necessary; and the relief requested in the Omnibus Objection is in the best interests of the
 15 Debtors, their estates and creditors; and that the legal and factual bases set forth in the Omnibus
 16 Objection establishes just cause for the relief requested therein; therefore IT IS HEREBY
 17 ORDERED THAT:

- 18 1. The Omnibus Objection is granted.
- 19 2. The LVVWD Claims identified on **Exhibit A** are hereby disallowed in their
 20 entirety, or reduced, as set forth in the column marked "Proposed Treatment/Disposition" in
 21 **Exhibit A** attached hereto.
- 22 3. This Court shall retain jurisdiction to hear and determine all matters arising from
 23 the implementation of this Order.

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² Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Omnibus Objection.

APPROVED / DISAPPROVED:

DATED this ____ day of January, 2010.

By: Edward M. Landis
UNITED STATES TRUSTEE
August B. Landis
Office of the United States Trustee
300 Las Vegas Blvd. S., Ste. 4300
Las Vegas, NV 89101

Submitted by:

DATED this 14th day of January, 2010.

By: /s/ Zachariah Larson
LARSON & STEPHENS
Zachariah Larson, Esq. (NV Bar No 7787)
Kyle O. Stephens, Esq. (NV Bar No. 7928)
810 S. Casino Center Blvd., Ste. 104
Las Vegas, NV 89101
(702) 382-1170 (Telephone)
(702) 382-1169
zlarson@lslawnv.com
Attorneys for Debtors

LARSON & STEPHENS
810 S. Casino Center Blvd., Suite 104
Las Vegas, Nevada 89101
Tel: (702) 382-1170 Fax: (702) 382-1169

EXHIBIT A

EXHIBIT A**To Omnibus Objection to Las Vegas Valley Water District's Claims**

Claim No.	Claimant Name	Filed in Debtor Case	Total Claimed Amount	Total Modified Amount	Proposed Treatment/Disposition
138	LAS VEGAS VALLEY WATER DISTRICT C/O SHERILYN A. OLSEN, ESQ. HOLLAND & HART LLP 60 E. SOUTH TEMPLE SUITE 2000 SALT LAKE CITY, UT 84111	09-14846	11,029.62	0.00	Disallow claim in its entirety
24	LAS VEGAS VALLEY WATER DISTRICT C/O SHERILYN A. OLSEN, ESQ. HOLLAND & HART LLP 60 E. SOUTH TEMPLE SUITE 2000 SALT LAKE CITY, UT 84111	09-14854	50,418.62	0.00	Disallow claim in its entirety
72	LAS VEGAS VALLEY WATER DISTRICT C/O SHERILYN A. OLSEN, ESQ. HOLLAND & HART LLP 60 E. SOUTH TEMPLE SUITE 2000 SALT LAKE CITY, UT 84111	09-14818	74,340.65	72.49	Reduce and allow as a general unsecured claim in the modified amount

LR 9021 Certification

In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

☐ The court has waived the requirement of approval under LR 9021.

☐ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☒ I certify that I have served a copy of this order with the motion, and no parties appeared or filed written objections.

Submitted by:

DATED this 14th day of January, 2010.

By: /s/ Zachariah Larson

LARSON & STEPHENS

Zachariah Larson, Esq. (NV Bar No 7787)

Kyle O. Stephens, Esq. (NV Bar No. 7928)

810 S. Casino Center Blvd., Ste. 104

Las Vegas, NV 89101

(702) 382-1170 (Telephone)

(702) 382-1169

zlarson@lslawnv.com

Attorneys for Debtors